



A charming double-fronted period house.

Lodge Avenue, London, SW14 8PQ

Freehold



Reception room/dining room • Kitchen • 3 double bedrooms • Family bathroom • Cloakroom • South-west facing garden

**Local information**

Lodge Avenue is a highly sought-after quiet pedestrian byway, approx. 0.6 miles away from the amenities of East Sheen, 0.3 miles away from the bars and restaurants on the popular White Hart Lane and a short walk to Barnes Village.

For transport, Mortlake railway station is approx. 0.4 miles away providing a frequent service to Waterloo and Clapham Junction.

There are many excellent schools in the general vicinity including East Sheen Primary School, Sheen Mount Primary School, Barnes Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Thomson House School.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

**About this property**

Situated on a quiet pedestrian byway, this is a charming double-fronted period property.

This house comprises an open plan living and dining area complete with a working open fireplace, alcoving and wooden flooring throughout. French

doors lead out to the west-facing courtyard garden which has been cleverly manicured. The ground floor also comprises a downstairs W.C., ample storage and kitchen with exposed brickwork and a door that leads out on to the courtyard.

Upstairs there are three double bedrooms, all of which have full length shutters to the windows, period features and a large family bathroom.

**Tenure**

Freehold

EPC rating = D

**Viewing**

Strictly by appointment with Savills





## Lodge Avenue

Approximate Gross Internal Area = 962 sq ft / 89.4 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in  
 accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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